

# 2021 Annual Action Plan

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COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

**DRAFT FOR PUBLIC DISPLAY**

City of Brunswick  
601 GLOUCESTER STREET, BRUNSWICK, GA

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## Executive Summary

### **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### 1. *Introduction*

The Brunswick, GA 2021 Annual Plan is mandated by federal law and regulations promulgated by the U.S. Department of Housing and Urban Development (HUD) for the City to receive federal funding for affordable housing and community development initiatives benefitting primarily low- and moderate-income persons.

The City of Brunswick anticipates receiving the following grant amounts in fiscal year 2021:

- Annual allocation (estimated) CDBG: \$383,470
- Estimated three-year year period in the remainder of the Five-Year Consolidated Plan- \$1,150,410 (this projected amount is expected to change based on federal allocations made annually.)

#### 2. *Summarize the objectives and outcomes identified in the Plan*

Housing needs among residents of Brunswick were determined by analyzing housing problems by income level, tenure, and households with special needs for the 2020-2024 Consolidated Plan. Sources include the Comprehensive Housing Affordability Strategy (CHAS) dataset, which is based on the 2011-2015 American Community Survey (ACS) Five-Year Estimates. This source analyzes households with one or more housing problems (overcrowding, lacking adequate kitchen or plumbing facilities), and households experiencing cost burden (paying more than 30% of household income for housing costs) and severe cost burden (paying more than 50% of household income for housing costs).

The most significant housing issues identified are cost burden and severe cost burden. According to CHAS data, 42.42% of households in the City are cost burdened while 23.96% of households are severely cost burdened.

In general, elderly family households have less difficulty in affording housing costs than other household types. Elderly non-family households have the greatest difficulty finding affordable housing. With regard to other housing problems, overcrowding is the second most common problem but only among renters; no owners are overcrowded as reported in the data.

To address the identified needs, the City has established the following goals and outcomes to be achieved through the investment of its HUD resources during PY2021:

- Housing rehabilitation including accessibility improvements - \$155,000 ( 9 housing units rehabilitated)
- Improve public facilities/infrastructure - \$50,256 (one public facility improvement to benefit 135 people)
- Services/housing to homeless/at risk of homeless - \$10,000 (50 people)
- Provide public services - \$40,520 (122 people)
- Remove slum and blight - \$51,000 (4 buildings demolished)
- Provide fair housing education and outreach - \$2,000
- Planning and administration of the CDBG program - \$74,694

### 3. *Evaluation of past performance*

The summary of past performance reported below was taken from the City's most recently completed Consolidated Annual Plan Evaluation Report completed for fiscal year 2019 and submitted to HUD.

- Five units of homeowner housing rehabilitated
- 215 persons assisted through public services
- Several sidewalk improvements were completed in February 2021

Additionally, the City worked to distribute CDBG-CV funds (funds provided through the CARES Act to address the ongoing COVID-19 pandemic) to various agencies throughout the City that serve the most vulnerable.

### 4. *Summary of Citizen Participation Process and consultation process*

Several housing, social service agencies, and other organizations serving the City of Brunswick were consulted during the development of this 2021 Annual Plan. The City held a public needs hearing on February 10, 2021 and will hold another public meeting while the Annual Plan is on display. The City consulted with various agencies including affordable housing providers, neighborhood organizations, homeless and social service providers, economic development organizations and City departments.

### 5. *Summary of public comments*

The following is a summary of comments received during the 2021 outreach process:

#### **Greatest Needs in the Community**

- Transportation
  - Services are spread out and difficult to get to while owning a private vehicle is expensive

- A Community Needs Survey was conducted 3-4 years ago, which highlighted the need for public transportation. Individuals cannot get the services they need because the services are out of the area.
- Generational poverty
- Food insecurity - Current food distribution is reaching 600 families weekly and still does not meet the need.
- Lack of affordable housing, affordable rentals and transitional housing.
  - There is a serious lack of housing in Brunswick. For every 1 house available, approx. 50 people on the waiting list. Landlords are able to pick and choose their tenants.
  - There are not enough affordable housing units. The cost of living exceeds wages in Brunswick. Single people are receiving vouchers for \$700, but rent is \$900 plus utilities. Still cannot afford rent, even with voucher.
- Affordable childcare with good, licensed providers. The lack of affordable childcare inhibits parents from going to work.

### The Needs have Changed as a Result of COVID-19

- Service providers see an increased need
  - There is a higher call volume.
  - Callers are not familiar with the social services world and don't know how to access services.
  - The needs have remained the same but have been exacerbated. Affordable housing is lacking, and people are living in hotels as transitional housing.
  - Regarding childcare, some people have lost their jobs or have reduced hours.
  - Brunswick is a "food desert", and an increased number of people are relying on food giveaways.
- There are ongoing discussions on the housing crisis and what will happen once the moratorium on evictions runs out.
- Seeing increase in food and job insecurity. Especially with the types of employment available in Brunswick. Seeing an uptick of requests for covering utility bills/rent/mortgage.
- Increasingly concerned about the "working poor"—those individuals who are right on the fringe to qualify for services.
- Educational gap is growing wider and wider, especially kids who were already struggling, or those who don't have access to computers and internet.
- Affordable childcare for working parents is lacking.

### Other Identified Needs

- There is a need to continue to foster good working relationships to develop institutional structure and delivery.
  - Rise Risley will help with service delivery. Services will be located on one campus. Meant to break down barriers, especially in the area of transportation. Early childhood

development program will be included. Project is intended to bring services to the area where services are needed.

- Financial literacy training
- Looking for new opportunities to increase capacity for trauma informed care, which is not direct care. Partnering with the College of Coastal Georgia in the school of nursing, education, law enforcement so that students will enter workforce with skill set of trauma informed care. This will be a multi-year program, which is much needed for the community.
- New voter initiative for voter outreach, especially in the black and brown communities.
- Partnerships should be more intentional and agencies should look for funding opportunities to capitalize on what each entity does for the community.

### Needs Related to Homelessness

- More funding is needed to allow for 12 months of rent support because this is more sustainable. There has been a big hit to hospitality jobs.
- More partnerships with landlords in the community to increase participation in programs
- Additional support for programs that help prevent a return to homelessness:
  - TOP program providing life skills and employment assistance through Life coaches and job coaches. Established partnerships with community to find available open job positions (Waffle House, Burger King, King & Prince, Sea Island, etc.).
  - Family support program helps High School seniors find jobs.
  - Getting information to City and School systems about available programs.
- While there is work underway to develop regional level of coordinated entry, additional work is needed and more resources could expand service.
- COVID has caused a loss of jobs and loss of job skills. Seeing a lot of first-time homelessness. Individuals are having to change skill set in order to remain employed. (Ex: A school bus driver lost her job, so went to work as a server at Applebee's. Then Applebee's closed.)

### 6. *Summary of comments or views not accepted and the reasons for not accepting them*

All comments were accepted.

### 7. *Summary*

The 2021 Annual Action Plan has been developed with community input and reflect the needs of the City. It is consistent with the priority needs and goals outlined in the 2020-2024 Five-Year Consolidated Plan.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

1. *Agency/entity responsible for preparing/administering the Consolidated Plan*

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	BRUNSWICK	Department of Neighborhood and Community Services

**Table 1 – Responsible Agencies**

*Narrative (optional)*

The lead agency for the Consolidated Plan is the City of Brunswick Department of Neighborhood and Community Services which administers the CDBG program and Georgia’s SHP Housing program. Several City departments are active stakeholders in community development projects and improvements, including Engineering and Inspections and Code Enforcement.

*Consolidated Plan Public Contact Information*

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### 1. *Introduction*

The City developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, stakeholder meetings and published meeting notices carried out for the annual CDBG allocation.

Several housing, social service agencies, and other organizations serving the City of Brunswick were consulted during the development of this 2021 Annual Plan. The City held a public needs hearing on February 10, 2021 and will hold another public meeting while the Annual Plan is on display. The City consulted with various agencies including affordable housing providers, neighborhood organizations, homeless and social service providers, economic development organizations and City departments.

*Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))*

The City made the decision to encourage a high level of public communication and agency consultation in an effort to demonstrate its commitment to identifying priority needs and engaging the participation of citizens, public agencies, and nonprofit organizations in a positive and collaborative manner. A list of stakeholders and affordable housing providers was developed and included public agencies and private nonprofit organizations whose missions included the provision of affordable housing and human services to low- and moderate-income households and persons. These stakeholders were invited to participate in group interviews held for the purpose of developing the 2021 Annual Plan. Because of the Covid-19 pandemic, the City has been engaged throughout the year with service providers throughout the City to assess the level and type of assistance needed. A list of stakeholders and participating agencies is included in the Citizen Participation Comments section.

*Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.*

City of Brunswick staff actively participate in the Point in Time Count by assisting homelessness providers in surveying persons experiencing homelessness. The City of Brunswick has also allocated \$10,000 of CDBG funding for FY21 to support a local homeless provider whose primary constituents are minors and unaccompanied youth. The City expects to continue to support this organization each year.



*Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS*

Stakeholders working with those experiencing homelessness provided input during stakeholder interviews and in the project selection process. The City does not receive ESG funds.

2. *Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities*

**Table 2 – Agencies, groups, organizations who participated**

1	Agency/Group/Organization	Safe Harbor Children
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was conducted by Zoom between the City and two Safe Harbor Staff members to discuss homelessness and needs.
2	Agency/Group/Organization	United Way of Coastal Georgia
	Agency/Group/Organization Type	Services - Housing Services-Health Services-Education Services - Food Access
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was conducted by Zoom between the City and two United Way staff members to discuss community needs.
3	Agency/Group/Organization	Coastal Georgia Area Community Action Authority, Inc.

Agency/Group/Organization Type	Services - Housing Services-Children Services-Education Services-Employment Energy Assistance
What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency was conducted by Zoom between the City and one Coastal Georgia Area Community Action Authority staff members to discuss community needs.

*Identify any Agency Types not consulted and provide rationale for not consulting*

There were no groups or agency types purposefully not consulted.

*Other local/regional/state/federal planning efforts considered when preparing the Plan*

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Safe Harbor Children's Center, Inc.	The goals are aligned, though the City does not receive ESG funding.
2020-2024 Consolidated Plan	City of Brunswick	The goals are aligned.

**Table 3 – Other local / regional / federal planning efforts**

*Narrative (optional)*

Glynn County and the Brunswick School District was notified that the Consolidated Plan was being prepared and on display.

**AP-12 Participation – 91.105, 91.200(c)**

1. *Summary of citizen participation process/Efforts made to broaden citizen participation*

*Summarize citizen participation process and how it impacted goal-setting*

On February 3, 2021, HUD issued a waiver allowing public hearings to be held virtually to allow for social distancing and limited public gatherings during a public health emergency. The City revised its Citizen Participation Plan to allow for virtual public meetings during public health emergencies. The City is continuing to follow local, state and federal recommendations to limit public gatherings during the COVID-19 public health emergency. As such, the City is utilizing the waiver during the development of its 2021 AAP and will solicit public comment and conduct public hearings in a virtual way in accordance with its Citizen Participation Plan. Accommodations will be/were made for persons with disabilities and persons with limited English proficiency. Documents for public review will be/were shared via the City's website.

*Citizen Participation Outreach*

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	NA	NA	NA	
2	Stakeholder outreach	Stakeholder agencies	See the participation appendix.	See the participation appendix.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-targeted/broad community	16 attendees	See participation appendix	All comments were accepted.	
4	Public Display of Draft Document	Non-targeted/broad community	TBD	TBD	TBD	
5	Newspaper Ad	Non-targeted/broad community	NA	NA	NA	
6	Public Hearing	Non-targeted/broad community	TBD after hearing on April 6, 2021	TBD	TBD	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The following resources are expected to be available during PY2021.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	383,470	0	0	383,470	1,150,410	The expected amount remaining is three times the 2021 annual allocation.

**Table 5 - Expected Resources – Priority Table**

*Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied*

The nonprofit organizations funded as sub-recipients have additional financial capacity through foundations and fundraising campaigns. Federal funds provide these organizations with the opportunity to expand their services to benefit more low- and moderate-income persons.

*If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan*

The Land Bank currently has four vacant parcels in its possession. There is the potential to build single family units on these lots but there are currently no firm plans to do so.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing rehabilitation incl. accessibility improve	2020	2024	Affordable Housing	Citywide	Preserve Existing Affordable Units	CDBG: \$155,520	Homeowner Housing Rehabilitated: 9 Household Housing Unit
2	Improve public facilities/infrastructure	2020	2024	Non-Housing Community Development	CDBG Eligible Areas	Improve Public Facilities and Infrastructure	CDBG: \$50,256	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 135 Persons Assisted



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Services/housing to homeless/at risk of homeless	2020	2024	Homeless	Citywide	Decrease and Prevent Homelessness	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
4	Provide public services	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Provide Public Services	CDBG: \$40,000	Public service activities other than Low/Moderate Income Housing Benefit: 122 Persons Assisted
5	Remove slum and blight	2020	2024	Non-Housing Community Development	Citywide	Remove and Prevent Spread of Blighting Factors	CDBG: \$51,000	Buildings Demolished: 4 Buildings
6	Provide fair housing education and outreach	2020	2024	Fair housing education/outreach	Citywide	Planning/Administration & Furthering Fair Housing	CDBG: \$2,000	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Planning and administration of the CDBG program	2020	2024	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Planning/Administration & Furthering Fair Housing	CDBG: \$74,694	Other: 1 Other

**Table 6 – Goals Summary**

Goal Descriptions

1	Goal Name	Housing rehabilitation incl. accessibility improve
	Goal Description	Activities related to the preservation and rehabilitation of renter and owner-occupied affordable housing (single and multi-family). This includes making emergency repairs to housing and minor/moderate/major rehabilitation including accessibility improvements.
2	Goal Name	Improve public facilities/infrastructure
	Goal Description	Infrastructure improvements such as water and sewer lines, streets, and sidewalks; public facility improvements related to senior centers, libraries, parks, playgrounds and trails and other public community assets; facilities for formerly sex trafficked persons; architectural barrier removal.
3	Goal Name	Services/housing to homeless/at risk of homeless
	Goal Description	Provide services and housing to persons experiencing homelessness or who are at risk of becoming homeless
4	Goal Name	Provide public services
	Goal Description	Support for public services in a variety of areas including: transportation; mental health and substance abuse; childcare and youth services; after-school programs; elderly services; wrap-around services for the homeless/at risk populations; legal services; victims of domestic violence and/or child abuse; food security; access to broadband for low- and moderate-income persons; job training services; services for formerly incarcerated persons; services for veterans and services for formerly sex-trafficked persons.
5	Goal Name	Remove slum and blight
	Goal Description	Spot demolition of blighted properties
6	Goal Name	Provide fair housing education and outreach
	Goal Description	Administrative and planning costs to operate the CDBG program successfully and provide outreach and education of fair housing laws

7	Goal Name	Planning and administration of the CDBG program
	Goal Description	Administrative and planning costs to operate the CDBG program successfully and provide outreach and education of fair housing laws.

## Projects

### **AP-35 Projects – 91.220(d)**

#### *Introduction*

The following projects will be funded with CDBG funds.

#### *Projects*

#	Project Name
1	Administration
2	Fair Housing Education
3	Coastal Outreach Academies
4	Foster Love Ministries, Inc.
5	Rebuilding Together of Glynn County
6	Roosevelt Lawrence Community Center
7	Safe Harbor Children's Center, Inc.
8	Roosevelt Harris, Jr. Senior Citizen Center - Roof Replacement
9	Spot Demolition
10	Minor/Major Home Repair Program

**Table 7 - Project Information**

#### *Describe the reasons for allocation priorities and any obstacles to addressing underserved needs*

One overarching goal is to make lasting impact in the community; projects were selected that would benefit the City for many years. While housing rehabilitation and construction of new affordable housing is a significant need in the City, limited resources prevent the City from building new affordable housing developments; the City will focus efforts on housing rehabilitation in the form of emergency repairs and rehabilitation program.

Investments in public facilities and infrastructure in low- and moderate-income areas will make a lasting impact on the quality of life in those communities. There is a need for sidewalks throughout the City as there is no public transit system and residents without access to private vehicles frequently walk to their destinations; sidewalks, street lighting and curb ramps make it safer for all persons who rely on walking.

Public services for children and youth are needed. Workforce development and providing opportunities to reduce poverty are a priority. Youth workforce development is a critical need as well as after school programs.

The primary obstacle to addressing underserved needs is lack of resources to fully rehabilitate and revitalize the housing stock. Additionally, public transit remains a significant barrier for residents, particularly low- and moderate-income households without access to a private vehicle. The solution to a public transit system requires countywide support and while the City can continue to advocate for a solution it is beyond the jurisdiction of the City alone.

## AP-38 Project Summary

### Project Summary Information

1	Project Name	Administration
	Target Area	Citywide
	Goals Supported	Planning and administration of the CDBG program
	Needs Addressed	Planning/Administration & Furthering Fair Housing
	Funding	CDBG: \$74,694
	Description	General administration, staffing and equipment; and develop, administer, revise, implement and evaluate the day-to-day operation of entitlement programs. Activities include program design; develop Annual Plans and grant administration; Sub recipient compliance monitoring, program outreach, public relations and training; environmental review and labor standards.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Other 1
	Location Description	
Planned Activities	General administration, staffing and equipment; and develop, administer, revise, implement and evaluate the day-to-day operation of entitlement programs. Activities include program design; develop Annual Plans and grant administration; Sub recipient compliance monitoring, program outreach, public relations and training; environmental review and labor standards.	
2	Project Name	Fair Housing Education
	Target Area	Citywide
	Goals Supported	Provide fair housing education and outreach
	Needs Addressed	Planning/Administration & Furthering Fair Housing
	Funding	CDBG: \$2,000

	Description	Provide Fair Housing Education and Outreach to improve the public's awareness and protection of their rights under the Federal Fair Housing Act.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Other 1
	Location Description	
	Planned Activities	Partnering with other state agencies to provide fair housing education and outreach.
3	Project Name	Coastal Outreach Academies
	Target Area	Citywide
	Goals Supported	Provide public services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$16,000
	Description	Coastal Outreach Academies was founded in 2004 by its Executive Director Mr. Shawn Williams and by the efforts of Glynn County School System, Brunswick Recreation Department and local volunteers. The program serves 160 students from low income areas in Brunswick. Their programs provide a fun way to engage the students, provide an exercise outlet in a safe environment, provide positive reinforcement from mentors and improve school attendance and performance. The programs serve children ages four to eleven from the following schools: Altama, Burrough-Molette, Goodyear Elementary, Glynn Middle, Jane Macon, Risley, Brunswick High and Glynn Academy. The programs are offered in Altama Elementary School, Arco Community at Paulk Field and Howard Coffin Park. One of their programs called "Our Time Program" offers girls only teams, women mentors and women guest speakers. The goal is to keep pre-teen and teen girls involved in physical fitness, cultural enrichment and empowerment activities.
	Target Date	6/30/2022



	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	<p>Coastal Outreach Academies was founded in 2004 by its Executive Director Mr. Shawn Williams and by the efforts of Glynn County School System, Brunswick Recreation Department and local volunteers. The program serves 160 students from low income areas in Brunswick.</p> <p>Their programs provide a fun way to engage the students, provide an exercise outlet in a safe environment, provide positive reinforcement from mentors and improve school attendance and performance. The programs serve children ages four to eleven from the following schools: Altama, Burrough-Molette, Goodyear Elementary, Glynn Middle, Jane Macon, Risley, Brunswick High and Glynn Academy. The programs are offered in Altama Elementary School, Arco Community at Paulk Field and Howard Coffin Park.</p> <p>One of their programs called "Our Time Program" offers girls only teams, women mentors and women guest speakers. The goal is to keep pre-teen and teen girls involved in physical fitness, cultural enrichment and empowerment activities.</p>
4	Project Name	Foster Love Ministries, Inc.
	Target Area	Citywide
	Goals Supported	Provide public services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$7,000
	Description	Funds will be used to provide salaries of staff to provide training for foster parents
	Target Date	6/30/2022
	Estimate the number and type of families that will	2 households

	benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide salaries of staff to provide training for foster parents
5	Project Name	Rebuilding Together of Glynn County
	Target Area	Citywide
	Goals Supported	Housing rehabilitation including accessibility improvements
	Needs Addressed	Preserve Existing Affordable Units
	Funding	CDBG: \$7,000
	Description	Funds will be used to pay salaries of those providing assistance installing ramps in the homes of elderly and/or disabled persons
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	3 households needing accessibility modifications will benefit
	Location Description	
	Planned Activities	Funds will be used to pay salaries of those providing assistance installing ramps in the homes of elderly and/or disabled persons
6	Project Name	Roosevelt Lawrence Community Center
	Target Area	Citywide
	Goals Supported	Provide public services
	Needs Addressed	Provide Public Services
	Funding	CDBG: \$17,000
	Description	The After-School Program provides a place where children can do their homework, be part of recreational activities and use the computer lab, while

		<p>their parents or caregivers are at work. Most of the children are from low to moderate income families and most come from the Brunswick Housing Authority complexes in the city. The Summer Camp Program's primary goal is for academic success. All of the children enrolled in the program attend field trips and receive swimming lessons. They also have recreational activities. The children are provided with a breakfast, a lunch and a snack. Recently, the center added another program called "Read Together 20 Minutes Every Day". This program will promote learning tools, such as early literacy, math and social-emotional skills.</p>
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	160 youth
	Location Description	
	Planned Activities	<p>The After-School Program provides a place where children can do their homework, be part of recreational activities and use the computer lab, while their parents or caregivers are at work. Most of the children are from low to moderate income families and most come from the Brunswick Housing Authority complexes in the city. The Summer Camp Program's primary goal is for academic success. All of the children enrolled in the program attend field trips and receive swimming lessons. They also have recreational activities. The children are provided with a breakfast, a lunch and a snack. Recently, the center added another program called "Read Together 20 Minutes Every Day". This program will promote learning tools, such as early literacy, math and social-emotional skills.</p>
7	Project Name	Safe Harbor Children's Center, Inc.
	Target Area	Citywide
	Goals Supported	Services/housing to homeless/at risk of homeless
	Needs Addressed	Decrease and Prevent Homelessness
	Funding	CDBG: \$10,000
	Description	Since 1991, Safe Harbor Children's Center has provided the children of the Golden Isles and from across Georgia with a safe haven from abuse and

		neglect. They provide services that promote security and stability for at risk families, children and individuals. They offer the community's children a safe and supportive emergency shelter, where they can heal from trauma and transition towards lives as regular kids. The center provides seven important services that includes: emergency shelter, residential facilities, drop-in centers, outreach programs, advocacy for children, family preservation services and sexual assault counseling services.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	50 youth
	Location Description	
	Planned Activities	<p>Since 1991, Safe Harbor Children's Center has provided the children of the Golden Isles and from across Georgia with a safe haven from abuse and neglect. They provide services that promote security and stability for at risk families, children and individuals. They offer the community's children a safe and supportive emergency shelter, where they can heal from trauma and transition towards lives as regular kids.</p> <p>The center provides seven important services that includes: emergency shelter, residential facilities, drop-in centers, outreach programs, advocacy for children, family preservation services and sexual assault counseling services.</p>
8	Project Name	Roosevelt Harris, Jr. Senior Citizen Center - Roof Replacement
	Target Area	CDBG Eligible Areas
	Goals Supported	Improve public facilities/infrastructure
	Needs Addressed	Improve Public Facilities and Infrastructure
	Funding	CDBG: \$50,256
	Description	Funding is for a roof replacement on two buildings and the breezeway connecting the buildings (10,000 square feet). The old roof is failing and causing interior damage to both buildings. The deteriorating ceiling is

		becoming a human hazard. The amount requested will pay for a contractor (including labor and materials).
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding is for a roof replacement on two buildings and the breezeway connecting the buildings (10,000 square feet). The old roof is failing and causing interior damage to both buildings. The deteriorating ceiling is becoming a human hazard. The amount requested will pay for a contractor (including labor and materials).
9	Project Name	Spot Demolition
	Target Area	Citywide
	Goals Supported	Remove slum and blight
	Needs Addressed	Remove and Prevent Spread of Blighting Factors
	Funding	CDBG: \$51,000
	Description	Spot demolition of blighted structures
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	4 buildings demolished
	Location Description	
	Planned Activities	Spot demolition of blighted structures
10	Project Name	Minor/Major Home Repair Program

Target Area	Citywide
Goals Supported	Housing rehabilitation including accessibility improvements
Needs Addressed	Preserve Existing Affordable Units
Funding	CDBG: \$148,520
Description	Provide Emergency Housing Repairs and Moderate-Minor and Major Rehabilitation, to improve the habitability of owner-occupied housing and Programs Delivery Support. Eligible applicants are low and moderate-income at 80% or below the median income citywide.
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	6 households
Location Description	
Planned Activities	Provide Emergency Housing Repairs and Moderate-Minor and Major Rehabilitation, to improve the habitability of owner-occupied housing and Programs Delivery Support. Eligible applicants are low and moderate-income at 80% or below the median income citywide.

## **AP-50 Geographic Distribution – 91.220(f)**

*Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed*

Priority CDBG funding areas in Brunswick include areas where the percentage of low- to moderate-income persons is 51% or higher.

### *Geographic Distribution*

Target Area	Percentage of Funds
Citywide	84%
CDBG Eligible Areas	16%

**Table 8 - Geographic Distribution**

### *Rationale for the priorities for allocating investments geographically*

The City will use CDBG funds throughout the jurisdiction to serve low- and moderate-income persons and households. A portion funds will be used for the rehabilitation and renovation of single-family homes of low- and moderate-income households to improve housing conditions. This is classified as Citywide because low- and moderate-income households live throughout the City.

Public services in the form of youth programming are available to all low- and moderate-income youth, independent of which neighborhood in which they reside. Homeless services are for homeless and unaccompanied youth who live throughout the City but for whom there is a presumed benefit.

This method of allocation will enable the City to serve the most disadvantaged residents given the limited funding available.

## Affordable Housing

### **AP-55 Affordable Housing – 91.220(g)**

#### *Introduction*

The City will use a portion of CDBG funds to rehabilitate existing housing units. The homeless population will be served through assistance grants to local service providers; this group does not have easily quantifiable goals.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	6
Special-Needs	3
Total	9

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	9
Acquisition of Existing Units	0
Total	9

**Table 10 - One Year Goals for Affordable Housing by Support Type**



## **AP-60 Public Housing – 91.220(h)**

### *Introduction*

The following is related to public housing in the City of Brunswick. All public housing is operated by the Brunswick Housing Authority.

### *Actions planned during the next year to address the needs to public housing*

While the City is currently not planning on allocating CDBG funds to Brunswick Housing Authority, the City continues to encourage Brunswick Housing Authority to make capital improvements and continue with programs to increase the quality of life of Public Housing tenants.

### *Actions to encourage public housing residents to become more involved in management and participate in homeownership*

Residents are involved with management and operations of the public housing developments through participation on resident councils. Brunswick Housing Authority looks for opportunities to hire residents for contract work through its Section 3 obligations.

### *If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance*

Brunswick Housing Authority is not designated as a troubled agency.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### *Introduction*

This section was developed after consulting with service providers during the outreach process.

*Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including*

*Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs*

There is a street outreach team through Safe Harbor which canvasses the community every day. There are two canvassing teams. There are hotel/motel vouchers for families experiencing homelessness. There is a women's STRIVE program that has the goal of transitioning women into apartments; the group home for women is full.

COVID-19 has had an impact on the work done reaching out to persons experiencing homelessness. There is currently limited contact with individuals and staff are doing assessment by phone and social media. The only community event was related to voting. There was an explosion in need for the hotel/motel voucher program; it has nearly doubled in need. Even with restrictions in place for street outreach, the outreach and Coordinated Entry programs have almost doubled. Stakeholders also report an increase in evictions.

### *Addressing the emergency shelter and transitional housing needs of homeless persons*

The following is a list of some of the activities being done to address the emergency and transitional housing needs of individuals:

- Saved by Grace was added to referral system, particularly for single men.
- Salvation Army's program continued.
- Zach's Place for birth to age 17 has continued.
- STRIVE program for age 16-22 has received HUD rapid re-housing funds.
- Gateway program has provided funding for emergency shelter due to COVID.

*Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again*

The following is a list of actions being taken and comments received during the outreach process to:

Shorten the time that persons experience homelessness

- More money has come from State that is COVID related, which has allowed individuals to have 12 months of support for rent (more sustainable).
- Hand-in-Hand project is building 60 tiny home for individuals who are in the highest risk populations
- Transitional living for youth ages 17-22 through rapid re-housing; the service providers are currently maxed out with 25 youth in five apartments.
- Independent Living program helps individual find jobs.

#### Facilitating access to affordable housing

- Proactively creating spreadsheets of all the landlords in the community that can be shared with other providers and the State to determine if landlords can participate in programs and to increase institutional delivery strength for when the eviction moratoria lift.
- Partnering closely with Brunswick Housing Authority

#### Preventing a return to homelessness

- TOP program provides life skills and employment assistance through Life coaches and job coaches. Established partnerships with community to find available open job positions (Waffle House, Burger King, King & Prince, Sea Island, etc.).
- Family support program helps High School seniors find jobs.
- Getting information to City and School systems about available programs.

*Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.*

The following are some things being done to help low-income individuals and families from becoming homeless:

- Partnership in place with Saved by Grace, which is a men's program dealing with re-entry.
- Gateway is a men's program for reentry that has had success.
- STRIVE deals with youth aging out in County. Department of Family and Children Services has a MOU to prevent homelessness.
- Zach's Place emergency center— assists youth being released from detention center.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### *Introduction:*

*Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment*

In the second year of this Consolidated Plan, the City will continue to focus on education and outreach to the public, real estate professional, property managers and landlords, lenders and elected officials regarding fair housing laws as the landscape has changed due to COVID-19. The City is also undertaking a review of zoning ordinances. These activities were also prescribed in the AI as part of the Fair Housing Action Plan.

Rebuilding Together of Glynn County will be expanding opportunities for persons with disabilities by installing three ramps to allow individuals to remain in their homes.

## **AP-85 Other Actions – 91.220(k)**

### *Introduction:*

#### *Actions planned to address obstacles to meeting underserved needs*

The primary obstacle to meeting underserved needs is a lack of resources. The City will continue to look for new funding sources to address underserved needs of the City's most vulnerable populations. Additionally, public transportation is a significant need and barrier for residents in accessing job centers and managing daily activities. While a public transit solution will involve Glynn County, the City will continue to engage in conversations to make progress toward a transit solution.

#### *Actions planned to foster and maintain affordable housing*

As residents' wages increase their buying power will also increase. A public transit system is part of the solution in fostering and maintaining affordable housing. The City will also directly foster affordable housing through the housing rehabilitation program.

#### *Actions planned to reduce lead-based paint hazards*

The City has the goal of increasing the inventory of housing units that are lead safe. The City will:

- continue to meet HUD lead-based paint standards in housing rehabilitation programs.
- expand the stock of lead safe housing through housing initiatives.
- obtain training for program staff on lead hazard evaluation and reduction.
- establish relationships with lead professionals and key partners such as risk assessors and clearance technicians, public health professionals and HUD lead grantees.
- create procedures for determining when it is more cost effective to presume that a lead hazard is present and when it makes more sense to evaluate a property.

The Health Department will continue to screen at-risk children for lead while the City will continue its existing lead-based paint hazard education and testing elements of the homeowner rehabilitation program.

Brunswick does lead-based paint hazard screening on all housing projects funded by the City using CDBG funds. Where defective paint is observed, surfaces are prepared and repainted following abatement guidelines provided by HUD. The City will continue these efforts during the five years of this Consolidated Plan.

### *Actions planned to reduce the number of poverty-level families*

The City will continue to encourage business growth and the availability of workforce training and educational opportunities in the community. It will also continue to fund or offer letters of support for agencies that provide services to low- and moderate-income persons to reduce the underlying causes of poverty. Programs such as the housing rehabilitation program allow homeowners to build and maintain equity in their homes. Additionally, the City will remain engaged in a public transit solution to allow residents to access higher paying jobs located in Glynn County.

### *Actions planned to develop institutional structure*

Given the limited resources available to meet the needs of the community's most vulnerable populations, a mature institutional structure is needed to efficiently and effectively deliver services and leverage funds. The City plans to improve coordination among its partner agencies to promote a broadly shared understanding of community needs, collaborative and complementary approaches to addressing needs, and responsiveness to changes in conditions.

### *Actions planned to enhance coordination between public and private housing and social service agencies*

The City will continue to coordinate planning activities with private housing and social service agencies, including participation in the Georgia Balance of State Continuum of Care meetings, development of the Continuum of Care, participation in the Point in Time count and homeless surveys. The City will also maintain close contact with sub-recipients of CDBG funds to further enhance coordination between the City and other organizations.

## Program Specific Requirements

### **AP-90 Program Specific Requirements – 91.220(I)(1,2,4)**

#### *Introduction:*

This section describes program specific requirements for CDBG funds.

#### **Community Development Block Grant Program (CDBG)**

##### **Reference 24 CFR 91.220(I)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

#### *Other CDBG Requirements*

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	83.38%